

**COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE  
MINUTES  
TUESDAY, MARCH 15, 2011**

The regularly scheduled meeting of the Community Development/Human Resources Committee was held on Tuesday, March 15, 2011, in Committee Room #2. The following members were present:

**The Honorable Alex Wan, Vice Chair  
The Honorable Ivory Lee Young, Jr.  
The Honorable Cleta Winslow  
The Honorable Natalyn M. Archibong  
The Honorable Kwanza Hall**

The following members were absent:

**The Honorable Joyce Sheperd, Chair  
The Honorable Michael J. Bond**

Others in attendance were: Councilmember Yolanda, Adrean, Evelyn Nu'man, Director, Office of Housing, Department of Planning a Community Development; Commissioner George Dusenbury, Department of Parks, Recreation and Cultural Affairs; Senior Assistant City Attorney Robin Shahar,; Law Department; and members of the press and public and Council Staff.

**REQUESTED ITEMS**

1. Councilmember Archibong requested that the questions posed by Matthew Cardinale of the Atlanta Progressive News regarding affordable housing and the responses provided by the Atlanta BeltLine, Inc., be included in the minutes. The questions and answer sheets are herby attacheded and made a part of the minutes.
2. Councilmember Archibong also requested that the legislation number and the legislation for the Chair of Community Development/Human Resources Committee to serve on the Board of Directors of Atlanta BeltLine, Inc., be provided at the next meeting.
3. There was a request that the Boards and Commissions under the purview of the Community Development/Human Resources Committee to report to the Committee

- A. ADOPTION OF AGENDA - ADOPTED AS AMENDED BY ADDING ONE  
PIECE OF LEGISLATION**
- B. APPROVAL OF MINUTES - APPROVED**

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**CONSENT AGENDA**

**C. ORDINANCE FOR FIRST READING**

- 11-O-0362 ( 1) An Ordinance by Community Development/Human Resources Committee to create the "Oridan at Willis Mill Housing Urban Enterprise Zone" located at 64 Willis Mill Road, SW Atlanta, GA 30311; to provide exemption from City ad valorem real property taxes for a period of ten years at the rate prescribed by and in accordance with State Law; to provide notification to affected governmental entities; and for other purposes.

**FAVORABLE - TO BE REFERRED TO COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**D. COMMUNICATION/RESOLUTIONS**

- 11-C-0368 ( 1) A Communication by Councilmember Natalyn M. Archibong, District 5; Alex Wan, District 6 and Aaron Watson, Post 2 At-Large appoint **Mr. Weslee Knapp** to serve as a member of the Atlanta Urban Design Commission. This appointment is for a term of three (3) years, scheduled to begin on the date of Council confirmation.

Councilmember Winslow made a motion to approve. The vote was unanimous.

**FAVORABLE - REFEREED TO COMMITTEE ON COUNCIL**

- 11-R-0373 ( 2) A Resolution by Councilmember Carla Smith to confirm the appointment of **Travie Leslie** to the Stadium Neighborhoods Tax Allocation District Advisory Committee; and for other purposes. **(Held 3/15/11) (Held to allow appointee the opportunity to come before the Committee).**

**HELD**

- 11-R-0374 ( 3) A Resolution by Councilmember Carla Smith to confirm the appointment of **Philippe Pellerin** to the Stadium Neighborhoods Tax Allocation District Advisory Committee; and for other purposes. **(Held 3/15/11) (Held to allow**

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**D. COMMUNICATION/RESOLUTIONS (CONT'D)**

**appointee the opportunity to come before the Committee).**

**HELD**

- 11-R-0375 ( 4) A Resolution by Councilmember Carla Smith to confirm the appointment of **Joshua Murtha** to the Stadium Neighborhoods Tax Allocation District Advisory Committee; and for other purposes.

Councilmember Winslow made a motion to approve. The vote was unanimous.

**FAVORABLE - REFEREED TO COMMITTEE ON COUNCIL**

- 11-R-0436 ( 5) A Resolution by Councilmember Carla Smith to confirm the appointment of **Bill Ericson** to the Stadium Neighborhoods Tax Allocation District Advisory Committee; and for other purposes.

Councilmember Winslow made a motion to approve. The vote was unanimous.

**FAVORABLE - REFEREED TO COMMITTEE ON COUNCIL**

**HUMAN RESOURCES SECTION**

**E. ORDINANCES FOR SECOND READING**

- 11-O-0259 ( 1) An Ordinance by Community Development/Human Resources Committee amending the Fiscal Year 2011 (Intergovernmental Grant Fund) Budget, Office of the Mayor, by adding to anticipations and appropriations in the amount of \$725,487.91 from the State of Georgia's Bright from the Start: Department of Early Care and Learning (DECAL) for the 2011 Summer Food Service Program; and for other purposes.

Councilmember Hall made a motion to approve. The vote was unanimous.

**FAVORABLE**

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**E. ORDINANCES FOR SECOND READING (CONT'D)**

- 11-O-0260 ( 2)     An Ordinance by Community Development/Human Resources Committee to eliminate Recreational Competition Spectator Fees currently charged by the City, by deleting in its entirety Section 110-3 (d)(l)(c) of the Atlanta Code of Ordinances; and for other purposes.

Councilmember Young made a motion to approve. The vote was unanimous.

**FAVORABLE**

- 11-O-0261 ( 3)     An Ordinance by Community Development/Human Resources Committee to treat the Atlanta Pride Festival as having occurred in Piedmont Park during Columbus Day weekend for three consecutive years for purposes of approving Atlanta Pride Festival dates in the future, as dictated by Atlanta Code of Ordinances Section 142-12 (a)(2); and for other purposes.

Councilmember Winslow made a motion to approve. The vote was unanimous.

**FAVORABLE**

**F. RESOLUTIONS**

- 11-R-0359 ( 1)     A Resolution by Community Development/Human Resources Committee authorizing the Mayor, or his designee, on behalf of the City of Atlanta, to enter into a Memorandum of Understanding with the James Forrest Scholastic and Sports Academy regarding programming at the Grant Park Recreation Center; and for other purposes.

Councilmember Winslow made a motion to approve. The vote was unanimous.

**FAVORABLE**

- 11-R-0360 ( 2)     A Resolution by Community Development/Human Resources Committee authorizing the Mayor, or his designee, to issue a Task Order to BGR, a Joint Venture, for FC-4906C, Citywide Annual Contract for Architectural and Engineering Services,

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**F. RESOLUTIONS (CONT'D)**

optimization and modifications of the Hansen Asset Management System on behalf of the Department of Parks, Recreation and Cultural Affairs, in an amount not to exceed \$85,044.00, with all contracted work being charged to and paid from Fund, Department, Organization and Account Number: 1001 (General Fund) 140201 (PRC Parks Administration) 5212001 (Consultant Professional Services) 6210000 (Parks Administration);and for other purposes.

**FAVORABLE - 4 YEAS (WAN, ARCHIBONG, WINSLOW  
AND YOUNG), 1 ABSTENTION (HALL)**

**G. PAPERS HELD IN COMMITTEE**

- 10-R-0751 ( 1) A **Substitute** Resolution by Community Development/Human Resources Committee authorizing the Mayor, on behalf of the City, to enter a Memorandum of Understanding with the Chastain Park Athletic Club for the purpose of operating the Chastain Park Swimming Pool; and for other purposes. **(Held 4/27/10 for further review)**

Councilmember Winslow made a motion to approve on substitute. The vote was unanimous.

**FAVORABLE ON SUBSTITUTE**

- 10-O-0928 ( 2) An Ordinance by Councilmembers Joyce M. Sheperd, Michael Bond, Natalyn Archibong, Aaron Watson, H. Lamar Willis, Alex Wan, Cleta Winslow, C. T. Martin and Carla Smith to amend the Code of Ordinances of the City of Atlanta, Georgia, Chapter 2, Article IV, Section 2-195 to expand the functions and duties of the Atlanta Workforce Development Agency; to insert a new Article XI entitled the Atlanta Community Benefits Jobs Policy, which New Article XI shall include Division 1 – General Provisions, Division 2 – First Source Jobs Policy, Division 3 – Atlanta Jobs Training and Employment Placement Policy, and Division 4 – Atlanta First Source and Jobs Training Oversight Committee; to repeal conflicting ordinances; and for other purposes. **(Held**

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**G. PAPERS HELD IN COMMITTEE (CONT'D)**

**06/01/10 at the request of the author of the paper)  
(Work session held 7/15/10)**

**HELD**

- 10-O-1986 ( 3)      An Ordinance by Councilmembers H. Lamar Willis, Ivory L. Young, Jr., Aaron Watson, Carla Smith, Kwanza Hall, C. T. Martin, Natalyn M. Archibong and Michael J. Bond to amend Section 110-38, entitled "Functions and Duties of Bureau of Cultural Affairs" of the Code of Ordinances of the City of Atlanta, Georgia so as to add a new Subsection (7) which shall authorize the Bureau of Cultural Affairs to administer a Public Art Murals Program; to waive conflicting ordinances; and for other purposes. **(Held 11/9/10 at the request of the Department of Parks, Recreation and Cultural Affairs.)**

**HELD**

- 10-O-1987 ( 4)      An Ordinance by Councilmembers H. Lamar Willis, Ivory L. Young, Jr., Aaron Watson, Carla Smith, Kwanza Hall, C. T. Martin, Natalyn M. Archibong and Michael J. Bond to amend Chapter 46, entitled "Civic and Cultural Affairs" of the Code of Ordinances of the City of Atlanta, Georgia by creating a new Article IV to be entitled "Public Art Murals"; to provide for the structure and framework which shall govern the administration of the Public Art Murals Program; to waive conflicting ordinances; and for other purposes. **(Held 11/9/10 at the request of the Department of Parks, Recreation and Cultural Affairs.)**

**HELD**

- 11-R-0264 ( 5)      A Resolution by Community Development/Human Resources Committee authorizing the Mayor or his designee, on behalf of the City, to enter into A Memorandum of Understanding with the Board of Regents of the University System of Georgia by and on behalf of Georgia State University, regarding the provision of maintenance and other services at Hurt Park; and for other purposes. **(Held 3/1/11)**

**HELD**

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**G. PAPERS HELD IN COMMITTEE (CONT'D)**

- 11-R-0265 ( 6)     A     **Substitute**     Resolution     by     Community Development/Human Resources Committee authorizing the Mayor or his designee, to issue a Task Order to Arcadis/Brindley Pieters and Associates, a Joint Venture for FC-4906A, Citywide Annual Contract for Architectural and Engineering Services, Real Estate Professional Services for parks, greenspace, trails, greenways and conservation land acquisitions and donations, on behalf of the Department of Parks, Recreation and Cultural Affairs, in an amount not to exceed \$120,088.14, with all contracted work being charged to and paid from the specific Account Segment Numbers as set forth in this resolution; and for other purposes. **(Held 3/1/11)**

Councilmember Winslow made a motion to approve on substitute.

**FAVORABLE ON SUBSTITUTE - 4 YEAS (WAN, YOUNG, ARCHIBONG AND WINSLOW), 1 ABSTENTION (HALL)**

**COMMUNITY DEVELOPMENT SECTION**

**H. ORDINANCES FOR SECOND READING**

- 11-O-0440 ( 1)     An Ordinance by Councilmember Joyce M. Sheperd amending the 2011 Intergovernmental Grant Fund Budget by adding to anticipations and appropriations in the amount of \$2,100,000.00 in grant funds awarded by the U. S. Department of Housing and Urban Development (HUD) and by transferring from and to appropriations in the amount of \$200,000.00 as part of the Lead-Based Paint Hazard Control Grant Program (LBPHC); and for other purposes.

Councilmember Winslow made a motion to approve on substitute. The vote was unanimous.

**FAVORABLE**

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**H. ORDINANCES FOR SECOND READING (CONT'D)**

- 11-O-0439 ( 2)     An Ordinance by Councilmember Joyce Sheperd amending the 2010 (Community Development Block Grant Fund) Budget by adding to anticipations and appropriations in the amount of \$4,906,758.00 under the United States Department of Housing and Urban Development's Neighborhood Stabilization 3 (NSP3) Program; to create three positions within the Office of Housing to administer the NSP3 Program; and for other purposes.

Councilmember Winslow made a motion to approve on substitute. The vote was unanimous.

**FAVORABLE**

**I. RESOLUTIONS**

- 11-R-0357 (1)     A Resolution by Community Development/Human Resources Committee authorizing the Mayor to enter a contractual agreement with the Atlanta Center for Self-Sufficiency (ACSS) for the implementation of CDR-08-05, Clean Street Team for an amount not to exceed \$124,288.00 to be charged to and paid from PTAE0: 04210581 (Clean Street Team) /3390/220131870 (CDBG-R)/ 5239004 (Service Grant)/COA.; and for other purposes.

Councilmember Winslow made a motion to approve on substitute. The vote was unanimous.

**FAVORABLE**

- 11-R-0358 ( 2)     An **Amended** Resolution by Community Development/Human Resources Committee authorizing the Mayor to apply for and accept a grant in an amount not to exceed \$1,000,000.00 from the Georgia Department of Community Affairs (DCA) under the Neighborhood Stabilization Program 3 (NSP3); and for other purposes.

**FAVORABLE AS AMENDED**



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**I. RESOLUTIONS (CONT'D)**

- 11-R-0438 ( 3) Resolution by Councilmember Joyce Sheperd authorizing the Mayor to enter into a contract with Fulton County/City of Atlanta Land Bank Authority, Inc. in an amount not to exceed \$4,416,082.20 to redevelop abandoned and foreclosed properties under the United State Department of Housing and Urban Development's Neighborhood Stabilization 3 (NSP3) Program; and for other purposes.

Councilmember Winslow made a motion to approve on substitute. The vote was unanimous.

**FAVORABLE**

**J. PAPERS HELD IN COMMITTEE**

- 10-O-0398 ( 1) An Ordinance by Councilmembers Ivory Lee Young, Jr., Joyce Sheperd and Michael Bond to amend Article II, Section 29 of the Atlanta Housing Code of 1987, Appendix "E" of the City of Atlanta Land Development Code, entitled "Minimum Specifications to Abate Interior Requirements in Vacant Dwelling Units", so as to require minimum boarding specifications for structures boarded for six (6) months or less; so as to require minimum boarding specifications for structure boarded for greater than six (6) months; so as to allow boarding for greater than six (6) months upon written approval from the Director of the Bureau of Code Compliance and upon implementation of minimum boarding specifications set forth herein; and for other purposes. **(Held 2/23/10 at the request of the department)**

**HELD**

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### **J. PAPERS HELD IN COMMITTEE (CONT'D)**

- 10-O-0934 ( 2) An Ordinance by Community Development/Human Resources Committee to adopt the D. L. Hollowell Parkway/Veterans Memorial Highway Livable Centers Initiative (LCI) Study; to amend the City of Atlanta 2008-2023 Comprehensive Development Plan (CDP) so as to incorporate the Study into the CDP; and for other purposes. **(CDP Public Hearing held 6/14/10) (Held 6/15/2010)**  
**NPU's-G, H, I & J** **Council District 9**

**HELD**

- 10-O-0898 ( 3)  
**CDP-10-05**  
 An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the 2008 Atlanta Comprehensive Development Plan (CDP) so as to re-designate properties located in the D. L. Hollowell/Veterans Memorial Livable Centers Initiative (LCI) Study Area from Various Land Use Designations to Various Land Use Designations; and for other purposes. **(Held 06/01/10) (CDP Public Hearing held 6/14/10)**  
**NPU-G. H. I & J**  
**Council District 9**

**HELD**

- 10-R-1067 ( 4) A Resolution by Community Development/Human Resources Committee to confirm the appointment of Mr. Bill Rasul to the Metropolitan Parkway Tax Allocation District Advisory Committee; and for other purposes. **(Held 6/15/10 to allow appointee opportunity to come before the committee)**

**HELD**

- 10-O-1457 ( 5) An Ordinance by Councilmembers Joyce M. Sheperd, Felicia A. Moore, C. T. Martin, Michael Julian Bond, Cleta Winslow, Carla Smith, Yolanda Adrean, Keisha Lance Bottoms, Kwanza Hall, Aaron Watson, Ivory Lee Young,

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**J. PAPERS HELD IN COMMITTEE (CONT'D)**

Jr. and H. Lamar Willis to amend the Atlanta Housing Code of 1987, Appendix E to the Land Development Code, so as to establish rules and regulations for registration of vacant buildings; to provide for penalties; to repeal conflicting ordinances; and for other purposes. **(Held 8/31/10 for additional information)**

**HELD**

**10-O-1808 ( 6)  
CDP-10-09**

An Ordinance by Councilmember Kwanza Hall to amend the Future Land Use Map of the 2008 City of Atlanta Comprehensive Development Plan (CDP) so as to re-designate property located at 465, 467, 469, 471, 479 and 479 (rear) North Highland Avenue from the Low Density Residential (LDR) Land Use Designation to the Low Density Commercial (LDC) Land Use Designation; and for other purposes. **(Held 10/12/10) (Held for a Public Hearing on 11/29/10)**  
**NPU-N** **Council District 2**

**HELD**

**10-O-1919 ( 7)**

An Ordinance by Community Development/Human Resources Committee to amend the 2008 City of Atlanta Comprehensive Development Plan by adopting the "Atlanta BeltLine Master Plan Sub-Area 4: Memorial Drive/Glenwood Ave."; and for other purposes. **(Public Hearing Held 11/29/10) (Favorable by CD/HR on 11/30/10) (Referred back by Council 12/6/10) (Held 12/14/10)**

**HELD**

**10-O-1991 ( 8)  
CDP-10-12**

An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta's 2008 Comprehensive Development Plan (CDP) so as to re-designate properties located in the Atlanta BeltLine Sub-Area 4 Memorial-Glenwood from Various Land Use Designations to Various Land Use

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**J. PAPERS HELD IN COMMITTEE (CONT'D)**

Designations; and for other purposes. **(Public Hearing held on 11/29/10) (Favorable by CD/HR on 11/30/10) (Referred back by Council 12/6/10) (Held 12/14/10)**  
**NPU's N and W                      Council Districts 1, 2 and 5**

**HELD**

- 10-O-1458 ( 9)      An Ordinance by Councilmember Joyce M. Sheperd authorizing the Mayor or his designee to modify the boundaries of the Capitol View and Oakland City Neighborhoods and to amend the City's Official Neighborhood and NPU Maps accordingly; and for other purposes. **(Favorable by CD/HR on 11/30/10) (Referred back by Council 12/6/10) (Held 12/14/10)**

**HELD**

- 11-O-0136 (10)      A **Substitute** Ordinance by Community Development/Human Resources Committee to adopt a new Code of Ordinance Section 158-4 through Section 158-11 so as to provide for the removal of overgrown weeds and other junk, trash and debris on abandoned property by the City after notice and failure of the property owner to abate the violation or otherwise request adjudication in Atlanta Municipal Court; to authorize the collection of abatement costs through billing and liening, if necessary; to authorize the Department of Public Works to carry out such abatement; and for other purposes. **(Substituted and held 2/15/11)**

**HELD**

- 11-O-0248 (11)      An Ordinance by Community Development/Human  
**CDP-11-01** Resources Committee to amend the Land Use Element of the 2008 Atlanta Comprehensive Development Plan (CDP) so as to re-designate property that is located at **2121 Hollywood Road** from the "Single-Family Residential" Land Use Designation to the "Low Density Commercial" Land Use Designation (Z-10-34); and for other purposes.

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**J. PAPERS HELD IN COMMITTEE (CONT'D)**

**(Held 3/1/11) (Held for 1<sup>st</sup> Quarter CDP Public Hearing on  
3/14/11)  
NPU-D Council District 9**

**HELD**

**11-O-0249 (12) An Ordinance by Community Development/Human  
CDP-11-02 Resources Committee to amend the Land Use Element of the  
2008 Atlanta Comprehensive Development Plan (CDP) so as  
to re-designate property that is located at a Part of 668  
Atlanta Student Movement Blvd. (formerly Fair Street)  
from the "Medium Density Residential" Land Use  
Designation to the "High Density Residential" Land Use  
Designation (Z-11-01); and for other purposes. **(Held  
3/1/11) (Held for 1<sup>st</sup> Quarter CDP Public Hearing on  
3/14/11)**  
NPU-T Council District 4**

**HELD**

**11-O-0250 (13) An Ordinance by Community Development/Human  
CDP-11-03 Resources Committee to amend the Land Use Element of the  
2008 Atlanta Comprehensive Development Plan (CDP) so as  
to re-designate property that is located at 3201 Atlanta  
Industrial Parkway from the "Industrial" Land Use  
Designation to the "Office-Institutional" Land Use  
Designation (Z-11-04); and for other purposes. **(Held  
3/1/11) (Held for CDP Public Hearing)**  
NPU-G Council District 9**

**HELD**

**11-C-0253 (14) A Communication from Chair, Elizabeth B. Coyle, BeltLine  
Network, Inc., to President Ceasar C. Mitchell and Members  
of Council, submitting their appointment of Ms. Barbara  
Gallo to the BeltLine Tax Allocation District (TAD) Advisory  
Committee in the area of Sustainable**

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**J. PAPERS HELD IN COMMITTEE (CONT'D)**

Development. This appointment is for a term of two (2) years retroactive to January 01, 2011, scheduled to begin on the date of Council. **(Held 3/1/11 to allow appointee the opportunity to come before the Committee).**

**FAVORABLE – REFERRED TO COMMITTEE ON COUNCIL**

**K. ITEMS NOT ON THE AGENDA**

11-R-0361 ( 1)      A Resolution by Community Development/Human Resources  
\*\*\*                      Committee authorizing the Mayor to enter into contractual  
                             agreements with the Center for Working Families, Inc. and to  
                             enter into a contractual agreement with Senior Connections,  
                             Inc. in an aggregate amount not to exceed \$2,047,934.00 as  
                             sub-recipients of grant funds awarded to the City of Atlanta  
                             by the U. S. Department of Housing and Urban  
                             Development's Office of Healthy Homes and Lead Hazard  
                             Control (OHHLHC) in order to implement the "Lead Safe  
                             Atlanta Program"; and for other purposes.

**FAVORABLE**

**L. COMMENTS FROM THE PUBLIC**

COMMENTS WILL BE LIMITED TO 5 MINUTES.

*FROM TIME TO TIME, THE COMMITTEE MAY HOLD A PUBLIC HEARING ON  
CERTAIN PIECE(S) OF LEGISLATION, AS REQUIRED BY CODE OR REGULATION.*

Dear Councilmember Sheperd,

We are most appreciative of the interest in and coverage of affordable housing in Atlanta. As you know, The Atlanta Development Authority has several affordable housing programs with a range of options for people at different income levels that are available now. With your help, and the help of Atlanta Progressive News, we can spread the word about these programs to more people so they can utilize them to find affordable housing in the City of Atlanta. All of the information on these programs is available on ADA's website here: <http://atlantada.com/buildDev/HomebuyersRenters.jsp>

***(1) Why did the Beltline oppose the original BAHAB recommendation which was to require 10 percent of affordable housing units in BAHTF-funded multi-family developments at 30 percent AMI (extremely low-income families)?***

Originally, BAHAB, did not recommend the requirement referenced in the question above. In the process of developing policies, both Atlanta BeltLine Inc, and the BeltLine Affordable Housing Advisory Board had a number of positions, opinions and discussions on this subject. ABI feels that this is good practice in the creation of policy.

Ultimately, the Atlanta BeltLine Affordable Housing Advisory Board voted unanimously to support the existing policy.

***(2) Specifically, Beltline and ADA has previously told me, that Mr. James Alexander conducted a Powerpoint presentation for BAHAB which allegedly proved that the 30 percent AMI requirement would be cost prohibitive to developers. The presentation allegedly ran through various scenarios, plugging in figures for different variables. I've asked them to provide me with the figures they used and give us actual numbers to show how it allegedly cannot be done. But they said there was no way to explain it over the phone without the Powerpoint presentation... Therefore, is it possible that in Beltline's next quarterly report, they can run through this Powerpoint with CD/HR for the benefit of the public?***

Later this year, ABI will undertake an updated analysis of affordable housing financing that will take into account current market conditions. Once the analysis is complete, ABI will share the findings with BAHAB and the public at large.

***(3) Can the BAHAB recommendations be revisited?***

Policies may be revisited with BAHAB at the next bond issuance.

***(4) Can BAHAB come before CD/HR and give their own update? They are supposed to monitor the progress of the BAHTF towards the BAHAB recommendations as approved by Council. What is BAHAB's view on Beltline's progress or lack thereof? Is BAHAB satisfied with its final recommendations, as modified by Beltline and ADA?***

**additional measures to mitigate displacement? (Please respond for all 7 recommendations listed below.)**

While the recommendations below have not been finalized by BAHAB, ABI, The Atlanta BeltLine Partnership, The Atlanta Development Authority and other partners have made progress on several fronts to preserve affordable housing and mitigate displacement.

**1. The City of Atlanta should adopt a mandatory inclusionary zoning ordinance.**

A mandatory inclusionary zoning policy for the City of Atlanta is not directly under the control of Atlanta BeltLine, Inc. Any mandatory inclusionary zoning policy would need to be implemented with a broad coalition of stakeholders in the City of Atlanta.

**2. Atlanta communities or the City of Atlanta should create one or more community land trusts.**

The Atlanta BeltLine Partnership led the creation of a new non-profit called the Atlanta Land Trust Collaborative, which is spearheading the formation of neighborhood-based community land trusts (CLTs) in Atlanta. This new organization has hired an executive director and has received seed funding from The Home Depot Foundation, The Ford Foundation, Wells Fargo, and NCB Capital. CLT demonstration projects are currently advancing toward implementation in both the Pittsburgh and Reynoldstown communities.

**3. The City of Atlanta and the State of Georgia should prioritize preserving existing subsidized housing.**

ABI does not control Citywide or Statewide policy. ABI has identified all existing subsidized housing in the Atlanta BeltLine TAD in order to work with the owners to preserve affordability on site. For developments with expiring project-based Section 8 subsidy (developments that are at risk of becoming market rate), ABI has contacted the owners to discuss ways to preserve affordability on site.

**4. The City of Atlanta and the State Georgia should create a permanent source of revenue to preserve affordable housing such as a real estate transfer tax or commercial linkage fees.**

ABI does not control City of Atlanta or State of Georgia policy. Any such policy would need to be implemented with a broad coalition of stakeholders in the City of Atlanta and the State of Georgia.

**5. The City of Atlanta/Atlanta Beltline Inc./ BeltLine Partnership should engage in a broad and sustained educational campaign to inform residents of existing government programs available to assist over - burdened households experiencing increased taxes or in need of increased financial literacy.**

Please see the attached brochure developed by the Atlanta BeltLine Partnership.

**6. The City of Atlanta and Fulton County should enact property tax reform protecting target populations in revitalizing neighborhoods from over burdensome property taxes due to gentrification or revitalization.**



**QUESTIONS FROM MATTHEW CARDINALE POSED TO BELTLINE INC. AT CD/HR CMTE MEETINGS ON JUNE 15, 2010 AND NOVEMBER 09, 2010; AND NEW QUESTIONS RESULTING FROM BELTLINE'S NOVEMBER 09 POWERPOINT PRESENTATION**

*PREPARED FOR CHAIRWOMAN JOYCE SHEPERD, CD/HR CMTE MEMBERS, AND BELTLINE, INC. – ON FEBRUARY 01, 2011*

**BACKGROUND:**

At the Beltline's June 2010 Quarterly presentation to the Community Development/Human Resources committee of the Council, I raised concerns in public remarks, and Beltline CEO Brian Leary proposed a response at the next quarterly presentation.

<http://www.youtube.com/watch?v=8qi81WDre2k>

However, at their September 2010 presentation, the Beltline failed to even address the issues. I then reminded the Committee, and Chairwoman Joyce Sheperd (District 12) later said the Beltline would be coming back to specifically address the issues.

<http://www.youtube.com/watch?v=iJmiSyByj8g>

At the Tuesday, November 09, 2010, CD/HR meeting, the Beltline did come back to give a Powerpoint presentation, "Atlanta Beltline Affordable Housing Trust Fund."

<http://www.youtube.com/watch?v=UIRYRR-Tj28>

The presentation did not address all the questions asked in June, and new questions arose as a result of the presentation. Unresolved questions are listed below:

**QUESTIONS:**

(1) Why did the Beltline oppose the original BAHAB recommendation which was to require 10 percent of affordable housing units in BAHTF-funded multi-family developments at 30 percent AMI (extremely low-income families)?

(8) Can such a breakdown be provided for units available at other income categories for all approved BAHTF projects? ie- which developments, how many per development, and what price points?

(9) BAHAB also made several recommendations for displacement mitigation, taking into account gentrification. What progress has Beltline Inc made on any of these recommendations? Or on any additional measures to mitigate displacement? (Please respond for all 7 recommendations listed below.)

1. The City of Atlanta should adopt a mandatory inclusionary zoning ordinance.
2. Atlanta communities or the City of Atlanta should create one or more community land trusts.
3. The City of Atlanta and the State of Georgia should prioritize preserving existing subsidized housing.
4. The City of Atlanta and the State Georgia should create a permanent source of revenue to preserve affordable housing such as a real estate transfer tax or commercial linkage fees.
5. The City of Atlanta/Atlanta Beltline Inc./ BeltLine Partnership should engage in a broad and sustained educational campaign to inform residents of existing government programs available to assist over-burdened households experiencing increased taxes or in need of increased financial literacy.
6. The City of Atlanta and Fulton County should enact property tax reform protecting target populations in revitalizing neighborhoods from over-burdensome property taxes due to gentrification or revitalization.
7. The City of Atlanta and the State of Georgia should adopt just cause eviction control legislation that would give renters some protection from displacement due to rapidly rising rents.

(10) "An educational campaign about existing government programs to assist at-risk residents." - Beltline representative stated that an intern had created a brochure to address this issue, at the CD/HR meeting on November 09, 2010. I already requested a copy of this brochure and reiterate that request. Can Beltline provide this?

(11) Downpayment assistance program. How is this any different from the downpayment assistance program already being offered by the ADA. Does this replace that program? Is this duplicative of that program? Does this really create new affordable housing or is this just another name and funding source for affordable housing that would have been already created through the ADA program?

(END)

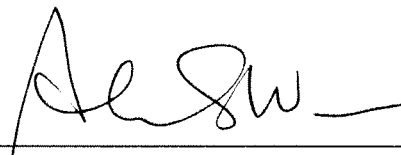
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There being no further business to come before the Community Development/Human Resources Committee the meeting was adjourned at 2:35 p.m.

**Respectfully submitted:**

  
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**Angela H. Campbell, Legislative Assistant**

  
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**Stephen Tam, Research & Policy Analyst**

  
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**The Honorable Alex Wan, Vice Chair**